

This instrument was prepared by

(Name) Frank O. Hanson, Jr., Attorney at Law

(Address) 1211 28th St. So., B'ham., Ala. 35205

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS.
SHELBY COUNTY }

That in consideration of FORTY-EIGHT THOUSAND FIVE HUNDRED and NO/100 - - - DOLLARS (\$48,500.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Joseph Francis Schu and wife, Paula P. Schu, (herein referred to as grantors) do grant, bargain, sell and convey unto



Houston D. Ingram, Jr., and wife, Charlotte Ingram, (herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate situated in Shelby County, Alabama to-wit:

Part of the NE 1/4 of SE 1/4 of Section 31, Township 18 South, Range 1 West, situated in Shelby County, Alabama, more particularly described as follows: Begin at the N.W. corner of said 1/4-1/4 Section and run North 88 deg. 20' East for a distance of 798 feet; thence run South 2 deg. 45' East a distance of 647.5 feet to the point of beginning of the tract herein described; from the point of beginning thus obtained run South 87 deg. 15' West for a distance of 266 feet; thence run South 2 deg. 45' East a distance of 323.6 feet; thence run North 87 deg. 15' East for a distance of 266 feet to a point on the West line of the tract described in deed to Nita Atha Templin recorded in Deed Book 122, Page 469, in the Probate Office of Shelby County, Alabama; thence run North 2 deg. 45' West along the West line of said Templin tract for a distance of 323.6 feet to the point of beginning.

BOOK 318 PAGE 814

Subject to right-of-way granted to Alabama Power Company recorded in Deed Book 129, Page 151, and in Deed Book 220, Page 349, in Probate Office.

Subject to easement for use as a right of way and way of ingress and egress, 16 feet in width, as reserved in Deed Book 126, Page 268, in Probate Office.

Subject to easements, restrictions, rights of way, limitations of record.

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 30th day of March, 1979

WITNESS: STATE OF ALA. SHELBY CO. JUDGE OF PROBATE

(Seal) /s/ Joseph Francis Schu (Seal) (Seal) /s/ Paula P. Schu (Seal) JUDGE OF PROBATE (Seal)

Deed 48.50 Rec. 1.50 Ind. 1.00 51.00 General Acknowledgment

STATE OF ALABAMA } Jefferson COUNTY } I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Joseph Francis Schu and wife, Paula P. Schu whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of March, A. D., 1979

FRANK HANSON 1800 City Federal Bldg

Frank O. Hanson Notary Public